

056.A

0009

0007.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
238,500 / 238,500
238,500 / 238,500
238,500 / 238,500
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		OLD COLONY LN, ARLINGTON

OWNERSHIP

Owner 1:	OLD COLONY REALTY PARTNERS LLC	Unit #:	7
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 605 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	238,500			238,500		150758
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

PREVIOUS ASSESSMENT									Parcel ID	056.A-0009-0007.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	238,500	0	.	.	238,500		Year end	12/23/2021	
2021	102	FV	235,200	0	.	.	235,200		Year End Roll	12/10/2020	
2020	102	FV	228,600	0	.	.	228,600	228,600	Year End Roll	12/18/2019	
2019	102	FV	210,400	0	.	.	210,400	210,400	Year End Roll	1/3/2019	
2018	102	FV	174,300	0	.	.	174,300	174,300	Year End Roll	12/20/2017	
2017	102	FV	162,200	0	.	.	162,200	162,200	Year End Roll	1/3/2017	
2016	102	FV	162,200	0	.	.	162,200	162,200	Year End	1/4/2016	
2015	102	FV	153,000	0	.	.	153,000	153,000	Year End Roll	12/11/2014	

SALES INFORMATION				TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No					
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No					
	18249-339		6/1/1987			No	No	N				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/10/2017									Measured		DGM	D Mann					
5/6/2000										197	PATRIOT						

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average	Building Number 9.															
Sty Ht: 1	- 1 Story			A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3	- BrickorStone			A 3QBth:	Rating:																
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																
Prime Wall: 7	- Brick			A HBth:	Rating:																
Sec Wall:				OthrFix:	Rating:																
Roof Struct: 2	- Hip			OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																
Color: BRICK				A Kits:	Rating:																
View / Desir: N	- NONE			Frl: 0	Rating: Average																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C	- Average			CONDOS INFORMATION																	
Year Blt: 1965	Eff Yr Blt:			Location: R	- Rear																
Alt LUC:	Alt %:			Total Units:																	
Jurisdict:	Fact: .			Floor: 2	- 2nd Floor	REMODELING				RES BREAKDOWN											
Const Mod:				% Own: 0.552500010		Exterior:		No Unit	RMS	BRS	FL										
Lump Sum Adj:				Name: 24	- 6039	Interior:		1	3	1	0										
INTERIOR INFORMATION				DEPRECIATION				Additions:													
Avg Ht/FL: STD				Phys Cond: AV	- Average	30.	%	Kitchen:													
Prim Int Wal	2	- Plaster		Functional:			%	Baths:													
Sec Int Wall:				Economic:			%	Plumbing:													
Partition: T	- Typical			Special:			%	Electric:													
Prim Floors: 4	- Carpet			Override:			%	Heating:													
Sec Floors:				Total:	30.6	%		General:													
Bsmnt Flr:				CALC SUMMARY				Totals	1	3	1										
Subfloor:				Basic \$ / SQ: 325.00																	
Bsmnt Gar:				Size Adj.: 1.49173546																	
Electric: 3	- Typical			Const Adj.: 1.06018400																	
Insulation: 2	- Typical			Adj \$ / SQ: 513.992																	
Int vs Ext: S				Other Features: 32712																	
Heat Fuel: 3	- Electric			Grade Factor: 1.00																	
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC: 100		LUC Factor: 1.00																	
Solar HW: NO		Central Vac: NO		Adj Total: 343677																	
% Com Wal		% Sprinkled		Depreciation: 105165				Juris. Factor:			Before Depr: 513.99										
				Depreciated Total: 238512				Special Features: 0			Val/Su Net: 394.21										
								Final Total: 238500			Val/Su SzAd: 394.21										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 056.A-0009-0007.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
More: N	Total Yard Items:					Total Special Features:								Total:							